

**PLANNING DEPARTMENT**

6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630

FAX: 503-774-8236

E-MAIL: planning@milwaukieoregon.gov

Application Referral

DATE SENT: November 26, 2013	ADMINISTRATIVE DECISION
COMMENTS DUE: December 10, 2013	TENTATIVE DATE: December 17, 2013
Site location: 5314 SE Logus Rd	Review type: Type II
Applicant: Brad Schleining, WB Wells & Assoc.	File #(s): MLP-13-02, VR-13-03
Applicant phone: 503-284-5896	Application type(s): Minor Land Partition, Variance

TO:

- ☒ CD/PW Director (cover sheet only)
- ☒ Engineering Dept. Brad Albert, Civil Engineer
- ☒ Building Official (cover sheet only) ☐ Police Chief
- ☒ Planning Director ☐ City Attorney
- ☐ City Manager ☐ PW Operations
- ☒ CCFD#1: Mike Boumann and Shawn Olson
- ☒ NDA Chair & LUC: Lewelling
- ☒ NDA Liaison (cover sheet only)
Grady Wheeler (Lewelling)
- ☐ Clackamas County: Kenneth Kent
- ☐ Metro: Miranda Bateschell
- ☐ ODOT: Seth Brumley
- ☐ TriMet: Heather Boll
- ☐ Other:

FROM:

Ryan Marquardt, Senior Planner, 503-786-7658
marquardtr@milwaukieoregon.gov
Planning Department

6101 SE Johnson Creek Blvd
Milwaukie OR 97206
PHONE: (503) 786-7630
FAX: (503) 774-8236

PROPOSAL:

ZONE: R-7

2-lot land partition. Existing dwelling proposed to remain on 1 lot; other lot would be vacant developable parcel in the R7 zone. Variance requested to allow minimum lot width to be 55 ft rather than 60 ft required by R7 zone, due to existing width of property. Street improvements would be built for new lot to take access from SE Mullan St.; includes new paving, curb, and sidewalk along property frontage on SE Mullan St; new paving at north end of SE 54th Ave. Improvements would change SE 54th Ave from dead-end turnaround to a street providing access to proposed new lot.

Please comment on the following applicable code sections (if no comment, please respond in kind to marquardtr@milwaukieoregon.gov):

- MMC 19.301, Low Density Residential Zones
- MMC 19.700, Public Facility Improvements
- MMC 19.911, Variances
- MMC 19.1200, Solar Access Protection
- MMC 17.12.040, Approval Criteria for Preliminary Plat
- MMC 17.20, Preliminary Plat
- MMC 17.28, Design Standards
- MMC 17.32, Improvements